

WHAT IT HAS COST TO REBUILD MANHATTAN BOROUGH.

Since the Consolidation of New York, Ten Years Ago, 21,315 Old Buildings Have Been Torn Down and a Billion Dollars Has Gone Into New Housing.

The manner in which the transformation of Manhattan borough was accomplished in the busy decade just closed since the enactment of the Charter creating the Greater New York is shown in a table of statistics furnished by Building Superintendent Edward S. Murphy, as compiled from department records by Chief Clerk Joseph F. Bush. This table, the first of its kind, is the first of a series of reports issued by the Superintendent for the removal of old buildings to make way for modern edifices, and it tells the story of the labor of the wage earners who with pick and shovel cleared the path for a march of improvements that has been wonderful in extent and not altogether inartistic in character and effect.

It is shown that the making over of the old city began practically at once and upon a big scale in 1898, when the Charter went into effect, the department records indicating that not fewer than 3,592 new buildings were planned that year, and to give place for them at least 3,400 old buildings were razed. In the next year the number of projected new buildings had risen to 4,934, calling for the demolition of 4,500 old edifices—figures which evidence the extent to which the city was being transformed.

Of the total of 8,626 buildings thus planned, and which were to cost \$202,138,000 in round numbers, it is estimated that nearly two-thirds were intended to benefit what is now Manhattan borough, and the other third were to be located in the limits of the Twenty-third and Twenty-fourth wards of the old city, and are for that reason retained in Supt. Murphy's compilation. To this total in the Bronx there was later added a corresponding percentage of the new buildings planned in 1900 and 1901, which aggregated 4,583 edifices, costing \$170,800,000 in round numbers. New demolition permits to the number of 1,490 were issued in these two years by the Building Commissioner, and 3,488 buildings were razed under them, the greater part of the demolished structures being again located in the limits of the old city, the Bronx improvements being made then, as now, largely upon vacant sites.

The total aggregate of 7,900 buildings demolished in 1898 and 1899 is an estimate made in round numbers by the Building Commissioner for the reason that the exact data are not available, no special permits having been recorded or recorded when building construction under the Greater New York Charter began. At that time the specifications for new buildings, when approved by the Superintendent, carried authority for demolition existing buildings containing where necessary. With the enactment of the new Building Code on Christmas eve, 1899, however, which provided for stricter supervision of construction, contractors were required to obtain special licenses to tear down old buildings, and to do so had to satisfy the head of the Building Department that they were competent to do the work and assume all responsibility for damage to adjoining property and all loss of life or limb. As a result of this clearing away of space for the construction of tenement houses since the enactment of the new tenement house law has been done under these special licenses granted by the Building Superintendents both in Manhattan and her sister boroughs.

The tenement law went into effect in 1901 and that year saw 1,513 buildings demolished, under 818 different permits, a very large number of them providing new sites for tenements. The total plans for that year jumped to 2,551, as compared with 2,082 recorded in 1900, the greater part being for the new Manhattan borough. In 1902 the destruction of buildings to make way for improvements was continued, and in 1903 the professional wrecking work attained its high water mark of 2,330 buildings swept away.

This vast sacrifice of old construction was made in great measure in dwelling property, and marked the advent of the mammoth Pennsylvania Railroad improvement. Up to the present, the make way for the mammoth terminal station, 383 buildings have been torn to pieces, and the end is not yet.

While this destruction of old housing was in progress on the West Side another great sweeping away of old buildings was in progress on the East Side in connection with the new New York Central terminal station and approaches. To provide for the widening of the traffic roadbed 122 buildings were razed on Park and Lexington avenues from forty-fifth to Forty-ninth streets.

Under the permits issued since 1899 many landmarks have been removed, giving place to new construction, of special importance being the clearing away of the site at Bowling Green upon which the new Custom House stands, a site of 10,000 square feet, tearing down a group of twenty buildings all dating far back toward the old Revolutionary period and forming historic architectural examples of the old city.

The last great wrecking undertaking in 1899, before the advent of special building demolishing permits, was the razing of the old reservoir in Bryant Park, out of the ruins of which has risen the classic marble palace for the great public library, which is to cost more than \$5,000,000. The demolition of the masonry of the reservoir was one of the most difficult enterprises undertaken by the city, and consumed many months of time and many thousands of dollars of expenditure in wages.

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necessary to demolish 21,315 buildings of all kinds, for which 4,528 permits were issued, covering 13,429 of the total number of buildings razed, and that the loss has been made good by the erection of more than that number of new edifices, and to this vast improvement must properly be added the record of the alteration of existing edifices which represents the modernizing of the older parts of the city to meet the needs of the new times. The complete record for the decade shows that 21,571 new buildings have been planned, to cost in the aggregate the enormous sum of \$910,877,747, and that keeping step with this new construction alteration improvements to the number of 30,570 have been made or provided for at an additional cost of \$109,525,374.

32,574.

Exclusive of the cost of the sites, private buildings have spent a total of over a billion dollars—\$1,020,383,121, to be exact—in making old New York fitting to rank as the chief city of the thriving Empire State and the greater city. Here are the details of this achievement expressed in figures:

DETAIL AND COST OF MARINO NEW MANHATTAN

Year	Permits Issued	Bldgs. Replaced	New Bldgs.	No. & Cost	No. & Cost
					Alterations
1890	8,425	21,315	\$2,082,000	\$1,387,041	
1891	8,425	21,315	\$2,082,000	\$1,387,041	
1892	8,425	21,315	\$2,082,000	\$1,387,041	
1893	8,425	21,315	\$2,082,000	\$1,387,041	
1894	8,425	21,315	\$2,082,000	\$1,387,041	
1895	8,425	21,315	\$2,082,000	\$1,387,041	
1896	8,425	21,315	\$2,082,000	\$1,387,041	
1897	8,425	21,315	\$2,082,000	\$1,387,041	
1898	8,425	21,315	\$2,082,000	\$1,387,041	
1899	8,425	21,315	\$2,082,000	\$1,387,041	
1900	8,425	21,315	\$2,082,000	\$1,387,041	
1901	8,425	21,315	\$2,082,000	\$1,387,041	
1902	8,425	21,315	\$2,082,000	\$1,387,041	
1903	8,425	21,315	\$2,082,000	\$1,387,041	
1904	8,425	21,315	\$2,082,000	\$1,387,041	
1905	8,425	21,315	\$2,082,000	\$1,387,041	
1906	8,425	21,315	\$2,082,000	\$1,387,041	
1907	8,425	21,315	\$2,082,000	\$1,387,041	
1908	8,425	21,315	\$2,082,000	\$1,387,041	
1909	8,425	21,315	\$2,082,000	\$1,387,041	
1910	8,425	21,315	\$2,082,000	\$1,387,041	
1911	8,425	21,315	\$2,082,000	\$1,387,041	
1912	8,425	21,315	\$2,082,000	\$1,387,041	
1913	8,425	21,315	\$2,082,000	\$1,387,041	
1914	8,425	21,315	\$2,082,000	\$1,387,041	
1915	8,425	21,315	\$2,082,000	\$1,387,041	
1916	8,425	21,315	\$2,082,000	\$1,387,041	
1917	8,425	21,315	\$2,082,000	\$1,387,041	
1918	8,425	21,315	\$2,082,000	\$1,387,041	
1919	8,425	21,315	\$2,082,000	\$1,387,041	
1920	8,425	21,315	\$2,082,000	\$1,387,041	
1921	8,425	21,315	\$2,082,000	\$1,387,041	
1922	8,425	21,315	\$2,082,000	\$1,387,041	
1923	8,425	21,315	\$2,082,000	\$1,387,041	
1924	8,425	21,315	\$2,082,000	\$1,387,041	
1925	8,425	21,315	\$2,082,000	\$1,387,041	
1926	8,425	21,315	\$2,082,000	\$1,387,041	
1927	8,425	21,315	\$2,082,000	\$1,387,041	
1928	8,425	21,315	\$2,082,000	\$1,387,041	
1929	8,425	21,315	\$2,082,000	\$1,387,041	
1930	8,425	21,315	\$2,082,000	\$1,387,041	
1931	8,425	21,315	\$2,082,000	\$1,387,041	
1932	8,425	21,315	\$2,082,000	\$1,387,041	
1933	8,425	21,315	\$2,082,000	\$1,387,041	
1934	8,425	21,315	\$2,082,000	\$1,387,041	
1935	8,425	21,315	\$2,082,000	\$1,387,041	
1936	8,425	21,315	\$2,082,000	\$1,387,041	
1937	8,425	21,315	\$2,082,000	\$1,387,041	
1938	8,425	21,315	\$2,082,000	\$1,387,041	
1939	8,425	21,315	\$2,082,000	\$1,387,041	
1940	8,425	21,315	\$2,082,000	\$1,387,041	
1941	8,425	21,315	\$2,082,000	\$1,387,041	
1942	8,425	21,315	\$2,082,000	\$1,387,041	
1943	8,425	21,315	\$2,082,000	\$1,387,041	
1944	8,425	21,315	\$2,082,000	\$1,387,041	
1945	8,425	21,315	\$2,082,000	\$1,387,041	
1946	8,425	21,315	\$2,082,000	\$1,387,041	
1947	8,425	21,315	\$2,082,000	\$1,387,041	
1948	8,425	21,315	\$2,082,000	\$1,387,041	
1949	8,425	21,315	\$2,082,000	\$1,387,041	
1950	8,425	21,315	\$2,082,000	\$1,387,041	
1951	8,425	21,315	\$2,082,000	\$1,387,041	
1952	8,425	21,315	\$2,082,000	\$1,387,041	
1953	8,425	21,315	\$2,082,000	\$1,387,041	
1954	8,425	21,315	\$2,082,000	\$1,387,041	
1955	8,425	21,315	\$2,082,000	\$1,387,041	
1956	8,425	21,315	\$2,082,000	\$1,387,041	
1957	8,425	21,315	\$2,082,000	\$1,387,041	
1958	8,425	21,315	\$2,082,000	\$1,387,041	
1959	8,425	21,315	\$2,082,000	\$1,387,041	
1960	8,425	21,315	\$2,082,000	\$1,387,041	
1961	8,425	21,315	\$2,082,000	\$1,387,041	
1962	8,425	21,315	\$2,082,000	\$1,387,041	
1963	8,425	21,315	\$2,082,000	\$1,387,041	
1964	8,425	21,315	\$2,082,000	\$1,387,041	
1965	8,425	21,315	\$2,082,000	\$1,387,041	
1966	8,425	21,315	\$2,082,000	\$1,387,041	
1967	8,425	21,315	\$2,082,000	\$1,387,041	
1968	8,425	21,315	\$2,082,000	\$1,387,041	
1969	8,425	21,315	\$2,082,000	\$1,387,041	
1970	8,425	21,315	\$2,082,000	\$1,387,041	
1971	8,425	21,315	\$2,082,000	\$1,387,041	
1972	8,425	21,315	\$2,082,000	\$1,387,041	
1973	8,425	21,315	\$2,082,000	\$1,387,041	
1974	8,425	21,315	\$2,082,000	\$1,387,041	
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1981	8,425	21,315	\$2,082,000	\$1,387,041	
1982	8,425	21,315	\$2,082,000	\$1,387,041	
1983	8,425	21,315	\$2,082,000	\$1,387,041	
1984	8,425	21,315	\$2,082,000	\$1,387,041	
1985	8,425	21,315	\$2,082,000	\$1,387,041	
1986	8,425	21,315	\$2,082,000	\$1,387,041	
1987	8,425	21,315	\$2,082,000	\$1,387,041	
1988	8,425	21,315	\$2,082,000	\$1,387,041	
1989	8,425	21,315	\$2,082,000	\$1,387,041	
1990	8,425	21,315	\$2,082,000	\$1,387,041	
1991	8,425	21,315	\$2,082,000	\$1,387,041	
1992	8,425	21,315	\$2,082,000	\$1,387,041	
1993	8,425	21,315	\$2,082,000	\$1,387,041	
1994	8,425	21,315	\$2,082,000	\$1,387,041	
1995	8,425	21,315	\$2,082,000	\$1,387,041	
1996	8,425	21,315	\$2,082,000	\$1,387,041	
1997	8,425	21,315	\$2,082,000	\$1,387,041	
1998	8,425	21,315	\$2,082,000	\$1,387,041	
1999	8,425	21,315	\$2,082,000	\$1,387,041	
2000	8,425	21,315	\$2,082,000	\$1,387,041	
2001	8,425	21,315	\$2,082,000	\$1,387,041	
2002	8,425	21,315	\$2,082,000	\$1,387,041	
2003	8,425	21,315	\$2,082,000	\$1,387,041	
2004	8,425	21,315	\$2,082,000	\$1,387,041	
2005	8,425	21,315	\$2,082,000	\$1,387,041	
2006	8,425	21,315	\$2,082,000	\$1,387,041	
2007	8,425	21,315	\$2,082,000	\$1,387,041	
2008	8,425	21,315	\$2,082,000	\$1,387,041	
2009	8,425	21,315	\$2,082,000	\$1,387,041	
2010	8,425	21,315	\$2,082,000	\$1,387,041	
2011	8,425	21,315	\$2,082,000	\$1,387,041	
2012	8,425	21,315	\$2,082,000	\$1,387,041	
2013	8,425	21,315	\$2,082,000	\$1,387,041	
2014	8,425	21,315	\$2,082,000	\$1,387,041	
2015	8,425	21,315	\$2,082,000	\$1,387,041	
2016	8,425	21,315	\$2,082,000	\$1,387,041	
2017	8,425	21,315	\$2,082,000	\$1,387,041	
2018	8,425	21,315	\$2,082,000	\$1,387,041	
2019	8,425	21,315	\$2,082,000	\$1,387,041	
2020	8,425	21,315	\$2,082,000	\$1,387,041	
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2035	8,425	21,315	\$2,082,000	\$1,387,041	
2036	8,425	21,315	\$2,082,000	\$1,387,041	
2037	8,425	21,315	\$2,082,000	\$1,387,041	
2038	8,425	21,315	\$2,082,000	\$1,387,041	
2039	8,425	21,315	\$2,082,000	\$1,387,041	
2040	8,425	21,315	\$2,082,000	\$1,387,041	

Totals. 4,428 21,315 \$1,020,383,121 \$1,025,374

*Estimated. For eighteen buildings only.

Total cost, new buildings and improvements to date.

new buildings and improvements to old buildings—\$1,020,383,121.